



EXCLUSIVE  
PROPERTIES

**Exclusive Properties**

107, V Georgiou A', Belmar Complex D, Apt.

31, 4048 Limassol Cyprus

+357 25 737473

[sales@cyexclusive.eu](mailto:sales@cyexclusive.eu)

## House-Villa in Amathus LIM02698

Amathus, صربق, لوساميل

Beautiful five bedroom villa with sea view located in private gated complex in Amathus area, close to the sea and all the amenities. Total covered area is 394 sq. m, plot size - 420 sq. m, covered veranda is 86 sq. m, uncovered veranda - 60 sq. m and roof garden is 40 sq. m. In the basement there is bedroom with en-suite bathroom, closet and laundry room. On the ground level there is a separate kitchen (from Scavolini) connected with dining area, spacious living area, bedroom with en-suite bathroom, guest WC and terrace. On the first floor: 3 bedrooms with en-suite bathrooms (master bedroom with en-suite wardrobe). And roof garden has a jacuzzi and sitting area. Villa is fully furnished and equipped with appliances, a/c units connected with VRV system, underfloor heating with water, decorative lightings and spotlights, electric shutters, provision for sauna & jacuzzi and solid parquet everywhere. Outside there is a private thermal salt water swimming pool, BBQ area, landscaped garden and covered parking. The complex has 24 hour security and concierge, swimming pool for adults and children, sauna, gym, children playground, organized beach and club cars.

Title deeds are available.

### ليصافت اليف - لزنم

5: فغل | 5: ضي حارم | 0.5km <: رحب ل ن م ه فاسم | 394 sq. m: اطغم قطانم | 86 sq. m: اطغم هفرش |

60 sq. m: اطغم ريغ هفرش

سنت بعلم | صاخ هحابس مامح | ققيج | يطغم بأرم - جارك | ةحابس مامح | لمالك لاب زهجم خبطم

رحب ل يلع لطى

# رغسل

عيب ال رغسل:

2150000€

## تامس

### ماع

5: مضى حارم ال | 5: فرغ ال | 5: ميل س تل الة لاج  
394 sq. m: هاطغم ق طان م | 2: تاىضراً | 5: لى لاد ضا حرم  
60 sq. m: هاطغم ريغ هفرش | 86 sq. m: هاطغم هفرش  
معن: نة لك لمل تادن س | 0.5km <: رح بل نم ه فاس م ال  
معن: قى رطل ال لى لاد لخدم

## تازي م ال

### لى لاد ال

لى س غ لة فرغ | لى زوكاج | فوى ض ل ل ضا حرم | لم اك لال زه جم خ ب ط م | جود زم جاجز | مور دب \_ لى ضراً ق باط  
ل لافقاً | عا بس مامح | ل ص فن م خ ب ط م | راذن ل ماطن | انوس | ه قى دح ب دوزم ح ط س | هى كراب تاىضراً  
ه اى م ال ط غ ض ماطن | فى فى ك ت ماطن VRV | تاىض رالال تحت هئ دت ماطن

### جراخل

صاخ هاب س مامح | عقى دح | لى طغم ب ارم - جارك | ل ص فن م | كرت شم عا بس ضوح | اوش تازى هجت  
سنت بع لم | ه قى دح ب دوزم ح ط س

### هال ط ا

رح بل لى لاد لطي | قى رطل ال لى لاد لطي

# Images

---











